



# Talbot County Planning Commission Agenda

Wednesday, July 2, 2014 at 9:00 a.m.  
Bradley Meeting Room, Talbot County Courthouse  
11 N. Washington Street, Easton, Maryland

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1. Call To Order
2. Decision Summary Approval for June 4, 2014
3. Old Business
4. New Business

- a. **Applicant:** Glenn Gerstell and Phyllis Gerstell  
**Agent:** Dale Overmyer Architect  
**Request:** Administrative Variance—Renovate/expand existing structure  
**Location:** 7628 Quaker Neck Road, Bozman, MD 21612  
**Zoning:** Map 31, Grid 23, Parcels 69 & 278, Zone: Rural Residential
- b. **Applicant:** Donald D. Foster and Ellen M. Foster—Gross Coate Farm  
**Agent:** Elizabeth Fink, Fink, Whitten & Associates, LLC  
**Request:** Preliminary Major 8 Lot Subdivision with two private roads and Major Revision Plat  
**Location:** Presquile Road, Easton, MD 21601  
**Zoning:** Map 9, Grid 22, Parcel 7, Lot 8; Zone: Rural Conservation/Western Rural Conservation
- c. **Applicant:** Faith Drywall & Bldg. Supplies and First Choice Garage Doors  
**Agent:** Elizabeth Fink, Fink, Whitten & Associates, LLC  
**Request:** (1) Major Site Plan  
(2) Waivers:  
(a) parking;  
(b) drive aisle width; and  
(c) landscape screening  
**Location:** Kitty's Corner Road, Easton, MD 21601  
**Zoning:** Map 27, Grid 4, Parcel 7; Zone: Limited Commercial
- d. **Applicant:** Phillips Wharf Environmental Center (PWEC)  
**Agent:** Elizabeth Fink, Fink, Whitten & Associates, LLC  
**Request:** (1) Major Site Plan—Expansion of existing oyster house to include fisheries activities—community and cultural uses)  
(2) Waivers:  
(a) parking;  
(b) landscape – parking lot trees and street trees  
**Location:** 6129 Tilghman Island Road, Tilghman, MD 21671  
**Zoning:** Map 44A, Parcel 25; Zone: Village Center
- e. **Applicant:** Coaches Island Corp., Peter H. Tulloch  
**Agent:** Bill Stagg, Lane Engineering, LLC  
**Request:** Recommendation to the Planning Officer – Sketch Minor Revision Plat  
**Location:** Near Poplar Island  
**Zoning:** Map 38, Grid 1, Parcel 1 & 39, Lots 1-10; Zone: Rural Conservation
- f. **Applicant:** Planning and Permits  
**Agent:** Mary Kay Verdery, Assistant Planning Officer  
**Request:** Text Amendment §190-75. Piers and Related Boat Facilities (Community and Private)

**5. Discussion Items**

**6. Staff Matters**

**7. Work Sessions**

- a. **Applicant:** Talbot County Planning and Permits
- Agent:** Sandy Coyman, Planning Officer
- Request:** Review draft Comprehensive Plan

**8. Commission Matters**

**9. Adjournment**